



Mecklenburg County

USDC Report

Month Ended December 2005

USDC Form C-404: Report of privately-owned residential building or zoning permits issued.
Mecklenburg County Land Use and Environmental Services
P.O Box 31097 - Charlotte, N.C. 28231

Geographic Coverage Changed

____ No ____ Yes

Privately Owned				Publicly Owned		
	Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
1. New Residential Housekeeping Buildings & Mobile Homes						
101 One Family Detached	569	569	104,663,839	1	1	229,391
102 One Family Attached/Townhouse (land sold w/unit)	91	91	10,135,032			
103 Two Family / Duplex	2	2	306,210			
104 3 & 4 FAMILY APTS (NO LAND SOLD W/UNIT)						
105 5 OR MORE FAMILY APTS (NO LAND SOLD WITH UNIT)	75	134	8,656,909			
112 Mobile Home	2	2	6,600			
1. New Residential Housekeeping Buildings & Mobile Homes Total:	739	798	123,768,590	1	1	229,391
2. New Residential NonHousekeeping Buildings						
213 Hotels, Motels and Tourist Cabins (transient acc.)						
214 Other Non-housekeeping Shelters (lodges/clubs/dorm)						
2. New Residential NonHousekeeping Buildings Total:						
3. New NonResidential Buildings						
318 Amusement and Recreational Bldgs(theaters, radiotv)	2	2	447,961			
319 Churches and Other Religious Buildings	5	5	2,362,696			
320 Industrial Buildings(manufacturing plants, factory)	6	6	9,694,000			
321 Parking Garages (open to the public)						
322 Service Stations and Repair Garages	1	1	1,702,540			
323 Hospitals/Institutional Bldgs(nursing homes, orp)	1	1	3,476,900			
324 Office, Bank, Prof. Medical Offices	9	9	21,981,440			
325 Public Works/Utilities(power, sewage plants, wtr)	3	3	223,620			
326 Schools/Other Educational Bldgs(libraries, dorms)	3	3	40,627,834			
327 Stores/Mercantile Bldgs(retail, restaurant, beauty)	5	5	17,231,100			
328 Other CO'able Non-Res Bldgs(jails, post office)	9	9	2,078,824			
329 Structures other than Buildings(piers, pools, TANKS, ETC)	36	36	1,227,203			
3. New NonResidential Buildings Total:	80	80	101,054,118			
4. Additions and Alterations						
434 Housekeeping Buildings(additions, chimneys, conv, lcd)	270	270	10,069,514			
437 All Other Buildings / Structures(additions, remode)	269	410	22,747,612	8	8	1,013,162



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		Privately Owned			Publicly Owned		
		Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
4. Additions and Alterations							
438	Residential Garages / Carports(attached or detached)	46	46	950,502			
4. Additions and Alterations Total:		585	726	33,767,628	8	8	1,013,162
5. Conversions							
540	Non-Residential / Non-Housekeeping to Housekeeping						
541	Housekeeping Bldgs to Non-Res or Non-Housekeeping						
5. Conversions Total:							
6. Demolitions							
645	One Family	45	45	241,582			
646	Two Family	1	1	2,800			
647	Three and Four Family						
648	Five or more Family						
649	All Other Buildings and Structures	12	12	845,600			
6. Demolitions Total:		58	58	1,089,982			

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1532969	319	New Waves Of Joy Baptist Church 4739 E W T HARRIS BLVD CHARLOTTE, N.C.	C H B CONTRACTORS INC	PVT	1	\$619,000.00
B1549336	437	FBO South Fuel Farm Expansion 5422 AIRPORT DR CHARLOTTE, N.C.	PETROLEUM EQUIP/SERVICE	PVT	1	\$1,578,000.00
B1550139	101	WATERHOUSE/NEW RES-PLAN REV 2110 SHARON AVE CHARLOTTE, N.C.	WATERHOUSE ROBERT & MARIA	PVT	1	\$561,400.00
B1550295	434	DW TOWNSEND/RES ADDTN-PLN REV 2011 RADCLIFFE AVE CHARLOTTE, N.C.	TOWNSEND CONSTRUCTION CO D W	PVT	1	\$850,000.00
B1550983	437	Rehab Hall Johntson Residence 512 N TRYON ST CHARLOTTE, N.C.	COX & SCHEPP INC	PVT	1	\$600,000.00
B1551668	324	Inner Loop Park/Bldg 5 - Shell W/F/F 5501 DAVID COX RD CHARLOTTE, N.C.	INTERCON BUILDING CORP	PVT	1	\$942,854.00
B1551689	324	Inner Loop Park/Bldg 1 - Shell W/F/F 5641 DAVID COX RD CHARLOTTE, N.C.	INTERCON BUILDING CORP	PVT	1	\$574,155.00
B1551976	434	KINGSLAND/NEW RES-PLAN REV 1300 QUEENS RD W CHARLOTTE, N.C.	KINGSLAND CONSTRUCTION LLC	PVT	1	\$829,150.00
B1552330	324	Consolidated Laboratory New Const. 4201 WESTMONT DR CHARLOTTE, N.C.	BEAM CONST CO INC	PVT	1	\$11,172,000.00
B1552504	437	YMCA Fitness Upfit @ Piedmont Town Ctr Exp. 4625 PIEDMONT ROW DR CHARLOTTE, N.C.	SHELCO INC	PVT	1	\$860,000.00
B1552691	101	DORSETT/NEW RES-PLAN REV 631 MUSEUM DR CHARLOTTE, N.C.	DORSETT T H INC	PVT	1	\$910,200.00

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1552702	101	STEVENSON/NEW RES/PLN REW/LOT 382 17520 PARADISE COVE CT CORNELIUS, N.C.	STEVENSON BLDG CO INC TOM	PVT	1	\$541,300.00
B1552914	437	O`Charleys 7510 PINEVILLE-MATTHEWS RD Unit: 1A CHARLOTTE, N.C.	GREAT SOUTH CONSTRUCTION CO IN	PVT	1	\$530,520.00
B1552927	115	Renaissance Lofts Shell Units 3805-3835 Odd #`s 3803 PICASSO CT CHARLOTTE, N.C.	D & D HOMES LLC	PVT	16	\$918,000.00
B1553094	101	JOSEPH/NEW RES/PLN REW 17831 MOLLYPOP LN CORNELIUS, N.C.	PATRICK JOSEPH & ASSOC. INC	PVT	1	\$567,000.00
B1553301	322	Wilburn Auto Body Shop Inc - S. Tryon 10421 S TRYON ST CHARLOTTE, N.C.	CUMMINGS CONSTRUCTION CORP	PVT	1	\$1,702,540.00
B1553819	327	Walgreens Store #6479 - New 1220 MATTHEWS TOWNSHIP PKY MATTHEWS, N.C.	KAHN M B CONSTRUCTION CO INC	PVT	1	\$1,894,000.00
B1553978	326	Butler High School - Classroom Addition 1810 MATTHEWS-MINT HILL RD MATTHEWS, N.C.	FOARD INC EDISON	PVT	1	\$5,228,100.00
B1554141	437	MCP Pediatric Endoscopy Ctr Exp. 1001 BLYTHE BLVD Unit: 240 CHARLOTTE, N.C.	CAROLINAS HEALTHCARE SYSTEM	PUB	1	\$513,012.00
B1554263	101	MANLEY/NEW RES/PLN REW/LOT 49 20613 LAGOONA DR CORNELIUS, N.C.	MANLEY CUSTOM HOMES INC	PVT	1	\$747,776.00
B1554635	101	ELIZABETH/NEW RES-PLAN REV 534 MEADOWBROOK RD CHARLOTTE, N.C.	ELIZABETH CONSTRUCTION CO LLC	PVT	1	\$550,000.00
B1555094	320	Ferguson Box Shell F/F Exp 10815 QUALITY DR CHARLOTTE, N.C.	SHELCO INC	PVT	1	\$3,000,000.00

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1555737	319	Kingdom Hall - New 8128 HARRISBURG RD MECKLENBURG, N.C.	PIONEER UTILITIES & PLUMBING	PVT	1	\$1,012,696.00
B1555797	115	Renaissance Lofts Shell Bldg 8 605 RAPHAEL PL CHARLOTTE, N.C.	D & D HOMES LLC	PVT	24	\$1,333,000.00
B1556133	101	JOSEPH/NEW RES/PLN REW/LOT 15 16730 FIDLER LN CORNELIUS, N.C.	PATRICK JOSEPH & ASSOC. INC	PVT	1	\$517,000.00
B1556205	101	AUGUSTA/NEW RES/PLN REW/LOT 6 14451 HENRY HARRISON STILLWELL DR HUNTERSVILLE, N.C.	AUGUSTA HOMES INC	PVT	1	\$675,800.00
B1556253	327	Prosperity Park - Shell W/F/F Bldg 1 10211 PROSPERITY PARK DR CHARLOTTE, N.C.	MANN BUILDERS LLC JOE	PVT	1	\$605,000.00
B1556258	327	Prosperity Park - Shell W/F/F Bldg 2 10215 PROSPERITY PARK DR CHARLOTTE, N.C.	MANN BUILDERS LLC JOE	PVT	1	\$522,000.00
B1556370	328	Northcross Park And Ride Exp 17126 NORTHCROSS DR HUNTERSVILLE, N.C.	STREAMLINE LLC	PVT	1	\$1,844,984.00
B1556437	324	Northcross Bldg 6 Shell W F-F Exp 9835 NORTHCROSS CENTER CT HUNTERSVILLE, N.C.	INTERCON BUILDING CORP	PVT	1	\$614,500.00
B1556501	324	North Cross Ctr Bldg 5 Shell W F-F Exp. 9829 NORTHCROSS CENTER CT HUNTERSVILLE, N.C.	INTERCON BUILDING CORP	PVT	1	\$792,600.00
B1557790	437	Wachovia DC6 South Reno. Exp. 301 S COLLEGE ST Unit: DC 6 CHARLOTTE, N.C.	DOOLEY R T CONSTRUCTION CO	PVT	1	\$2,200,000.00
B1558342	320	Prairie Packing Shell/Core W F-F Prev Appr. 12808 S CHURCH ST HUNTERSVILLE, N.C.	LAUTH CONSTRUCTION GROUP LLC	PVT	1	\$6,328,000.00

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1558369	327	Morrison Place Superstructure F&G 721 GOVERNOR MORRISON ST CHARLOTTE, N.C.	RODGERS BLDRS, INC	PVT	1	\$14,180,000.00
B1558465	323	Edgehill Surgery Center 1822 BRUNSWICK AVE CHARLOTTE, N.C.	HOSTETTER & KEACH INC	PVT	1	\$3,476,900.00
B1559452	437	Museum Medical Endoscopy Upfit Exp 3030 RANDOLPH RD Unit: 100 CHARLOTTE, N.C.	RANGER CONSTRUCTION CO INC	PVT	1	\$802,250.00
B1559470	326	Mallard Creek HS - New W/F/F Prev Appr 3825 JOHNSTON OEHLER RD CHARLOTTE, N.C.	RODGERS BLDRS, INC	PVT	1	\$35,095,734.00
B1560205	437	Carolina Wings & Rib House 14015 CONLAN CIR CHARLOTTE, N.C.	GIDEON CONSTRUCTION INC	PVT	1	\$600,000.00
B1560219	324	The Parks Condos Steel Str/Udgrd Conduit 222 S CALDWELL ST CHARLOTTE, N.C.	VERNA AND ASSOCIATES INC	PVT	1	\$7,000,000.00

8. Name to Contact: Andrea Lambert Title: Revenue Collection Supervisor Phone: (704) 336-3821.



Charlotte Jurisdiction

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				Privately Owned			Publicly Owned		
				Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
1. New Residential Housekeeping Buildings & Mobile Homes									
101	One Family Detached			250	250	42,436,396			
102	One Family Attached/Townhouse (land sold w/unit)			47	47	5,525,962			
103	Two Family / Duplex								
104	3 & 4 FAMILY APTS (NO LAND SOLD W/UNIT)								
105	5 OR MORE FAMILY APTS (NO LAND SOLD WITH UNIT)			52	97	6,596,129			
112	Mobile Home			1	1	2,550			
1. New Residential Housekeeping Buildings & Mobile Homes Total:				350	395	54,561,037			
2. New Residential NonHousekeeping Buildings									
213	Hotels, Motels and Tourist Cabins (transient acc.)								
214	Other Non-housekeeping Shelters (lodges/clubs/dorm)								
2. New Residential NonHousekeeping Buildings Total:									
3. New NonResidential Buildings									
318	Amusement and Recreational Bldgs(theaters,radiotv)			1	1	250,833			
319	Churches and Other Religious Buildings			4	4	1,350,000			
320	Industrial Buildings(manufacturing plants,factory)			3	3	3,306,000			
321	Parking Garages (open to the public)								
322	Service Stations and Repair Garages			1	1	1,702,540			
323	Hospitals/Institutional Bldgs(nursing homes,orp)			1	1	3,476,900			
324	Office, Bank, Prof. Medical Offices			7	7	20,574,340			
325	Public Works/Utilities(power, sewage plants, wtr)			1	1	24,000			
326	Schools/Other Educational Bldgs(libraries, dorms)			1	1	35,095,734			
327	Stores/Mercantile Bldgs(retail,restaurant,beauty)			4	4	15,337,100			
328	Other Not-CO'able Non-Residential Buildings(well house,barn,sat. dish)			3	3	203,650			
329	Structures other than Buildings(piers, pools, TANKS,ETC)			15	15	634,309			
3. New NonResidential Buildings Total:				41	41	81,955,406			
4. Additions and Alterations									
434	Housekeeping Buildings(additions, chimneys, conv, lcd)			205	205	9,242,634			
437	All Other Buildings / Structures(additions, remode			226	367	19,364,579	8	8	1,013,162
438	Residential Garages / Carports(attached or detached)			26	26	703,884			
4. Additions and Alterations Total:				457	598	29,311,097	8	8	1,013,162



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		Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
5. Conversions							
540	Non-Residential / Non-Housekeeping to Housekeeping						
541	Housekeeping Bldgs to Non-Res or Non-Housekeeping						
5. Conversions Total:							
6. Demolitions							
645	One Family	36	36	215,782			
646	Two Family	1	1	2,800			
647	Three and Four Family						
648	Five or more Family						
649	All Other Buildings and Structures	12	12	845,600			
6. Demolitions Total:		49	49	1,064,182			

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B1532969	319	New Waves Of Joy Baptist Church 4739 E W T HARRIS BLVD CHARLOTTE, N.C.	C H B CONTRACTORS INC	PVT	1	\$619,000.00
B1549336	437	FBO South Fuel Farm Expansion 5422 AIRPORT DR CHARLOTTE, N.C.	PETROLEUM EQUIP/SERVICE	PVT	1	\$1,578,000.00
B1550139	101	WATERHOUSE/NEW RES-PLAN REV 2110 SHARON AVE CHARLOTTE, N.C.	WATERHOUSE ROBERT & MARIA	PVT	1	\$561,400.00
B1550295	434	DW TOWNSEND/RES ADDTN-PLN REV 2011 RADCLIFFE AVE CHARLOTTE, N.C.	TOWNSEND CONSTRUCTION CO D W	PVT	1	\$850,000.00
B1550983	437	Rehab Hall Johntson Residence 512 N TRYON ST CHARLOTTE, N.C.	COX & SCHEPP INC	PVT	1	\$600,000.00
B1551668	324	Inner Loop Park/Bldg 5 - Shell W/F/F 5501 DAVID COX RD CHARLOTTE, N.C.	INTERCON BUILDING CORP	PVT	1	\$942,854.00
B1551689	324	Inner Loop Park/Bldg 1 - Shell W/F/F 5641 DAVID COX RD CHARLOTTE, N.C.	INTERCON BUILDING CORP	PVT	1	\$574,155.00
B1551976	434	KINGSLAND/NEW RES-PLAN REV 1300 QUEENS RD W CHARLOTTE, N.C.	KINGSLAND CONSTRUCTION LLC	PVT	1	\$829,150.00
B1552330	324	Consolidated Laboratory New Const. 4201 WESTMONT DR CHARLOTTE, N.C.	BEAM CONST CO INC	PVT	1	\$11,172,000.00
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B1552691	101	DORSETT/NEW RES-PLAN REV 631 MUSEUM DR CHARLOTTE, N.C.	DORSETT T H INC	PVT	1	\$910,200.00
B1552914	437	O`Charleys 7510 PINEVILLE-MATTHEWS RD Unit: 1A CHARLOTTE, N.C.	GREAT SOUTH CONSTRUCTION CO IN	PVT	1	\$530,520.00
B1552927	115	Renaissance Lofts Shell Units 3805-3835 Odd #`s 3803 PICASSO CT CHARLOTTE, N.C.	D & D HOMES LLC	PVT	16	\$918,000.00
B1553301	322	Wilburn Auto Body Shop Inc - S. Tryon 10421 S TRYON ST CHARLOTTE, N.C.	CUMMINGS CONSTRUCTION CORP	PVT	1	\$1,702,540.00
B1554141	437	MCP Pediatric Endoscopy Ctr Exp. 1001 BLYTHE BLVD Unit: 240 CHARLOTTE, N.C.	CAROLINAS HEALTHCARE SYSTEM	PUB	1	\$513,012.00
B1554635	101	ELIZABETH/NEW RES-PLAN REV 534 MEADOWBROOK RD CHARLOTTE, N.C.	ELIZABETH CONSTRUCTION CO LLC	PVT	1	\$550,000.00
B1555094	320	Ferguson Box Shell F/F Exp 10815 QUALITY DR CHARLOTTE, N.C.	SHELCO INC	PVT	1	\$3,000,000.00
B1555797	115	Renaissance Lofts Shell Bldg 8 605 RAPHAEL PL CHARLOTTE, N.C.	D & D HOMES LLC	PVT	24	\$1,333,000.00
B1556253	327	Prosperity Park - Shell W/F/F Bldg 1 10211 PROSPERITY PARK DR CHARLOTTE, N.C.	MANN BUILDERS LLC JOE	PVT	1	\$605,000.00
B1556258	327	Prosperity Park - Shell W/F/F Bldg 2 10215 PROSPERITY PARK DR CHARLOTTE, N.C.	MANN BUILDERS LLC JOE	PVT	1	\$522,000.00
B1557790	437	Wachovia DC6 South Reno. Exp. 301 S COLLEGE ST Unit: DC 6 CHARLOTTE, N.C.	DOOLEY R T CONSTRUCTION CO	PVT	1	\$2,200,000.00

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B1559470	326	Mallard Creek HS - New W/F/F Prev Appr 3825 JOHNSTON OEHLER RD CHARLOTTE, N.C.	RODGERS BLDRS, INC	PVT	1	\$35,095,734.00
B1560205	437	Carolina Wings & Rib House 14015 CONLAN CIR CHARLOTTE, N.C.	GIDEON CONSTRUCTION INC	PVT	1	\$600,000.00
B1560219	324	The Parks Condos Steel Str/Udgrd Conduit 222 S CALDWELL ST CHARLOTTE, N.C.	VERNA AND ASSOCIATES INC	PVT	1	\$7,000,000.00

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